



Guide Price £450,000

Wises Lane, Sittingbourne



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Summary of Wises Lane

Situated on the ever-popular Wises Lane, this substantial detached bungalow occupies a generous plot with ample off-road parking and a beautifully maintained rear garden. Offering flexible accommodation with up to four bedrooms, spacious living areas and excellent potential to personalise, this wonderful home is perfectly suited to families, downsizers or anyone seeking comfortable single-level living in a highly convenient location.

Key Features

- Three-bedroom detached bungalow offering spacious single-level living.
- Private driveway providing convenient off-road parking.
- Generous, well-maintained rear garden, ideal for relaxing and entertaining.
- Bright and welcoming lounge with plenty of natural light.
- Separate dining room, perfect for family meals and hosting guests.
- Well-proportioned kitchen with ample storage and workspace.
- Flexible accommodation suitable for families, downsizers, or home working.
- Great transport links, including Sittingbourne railway station and access to the A2 and M2,
- EPC Expired
- Council Tax Band D



Property Overview

From the moment you arrive, this attractive detached bungalow offers fantastic kerb appeal, set back from the road behind a generous driveway providing off-road parking for three or more vehicles. Occupying an impressive plot, the property offers well-balanced accommodation with an abundance of versatility to suit a variety of lifestyles.

Stepping inside, the welcoming hallway leads through to a bright and spacious lounge, creating the perfect space to relax and unwind. Patio doors open directly onto the rear garden, allowing natural light to flood the room whilst creating a seamless connection between indoor and outdoor living during the warmer months.

The fitted kitchen offers an excellent amount of cupboard and worktop space, making it ideal for everyday cooking and entertaining alike. A separate reception room provides further flexibility and can be enjoyed as a formal dining room, second sitting room or fourth bedroom depending on your individual needs.

The accommodation continues with three generously proportioned bedrooms, all offering comfortable living space, alongside a well-appointed family bathroom.

Outside is where this home truly excels. The rear garden is exceptionally generous, predominantly laid to lawn with mature trees, established planting and ample space for entertaining, gardening or simply enjoying the peaceful surroundings. Whether you're looking for room for children to play, keen on growing your own produce or dreaming of extending the property (subject to the necessary permissions), the plot offers endless possibilities.

Whilst beautifully maintained throughout, the property also presents an exciting opportunity for a new owner to modernise and personalise to their own taste over time, creating a home perfectly tailored to their lifestyle.

Benefitting from gas central heating, double glazing and the practicality that only detached bungalow living can offer, this is a fantastic opportunity to secure a spacious home in one of Sittingbourne's most desirable residential locations.

About The Area

Wises Lane enjoys a sought-after position within the popular market town of Sittingbourne, offering excellent access to a wide range of everyday amenities. The town centre provides an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, while a number of

highly regarded primary and secondary schools are located nearby.

For commuters, Sittingbourne's mainline railway station offers regular high-speed services into London, whilst the nearby A2 and M2 provide excellent road connections across Kent and beyond. The surrounding area also offers a variety of parks, countryside walks and nature reserves, with the Kent coastline only a short drive away.

Combining convenience, connectivity and a well-established community, Wises Lane remains one of Sittingbourne's most desirable locations for buyers seeking spacious accommodation with excellent transport links and local amenities close at hand.

Lounge

4.93m x 3.07m (16'02 x 10'01)

Kitchen

3.35m x 3.25m (11'0 x 10'08)

Dining Room

3.30m x 3.00m (10'10 x 9'10)

Bedroom One

3.71m x 3.30m (12'02 x 10'10)

Bedroom Two

3.20m x 3.00m (10'06 x 9'10)

Bedroom Three

3.20m x 2.90m (10'06 x 9'06)

Bathroom

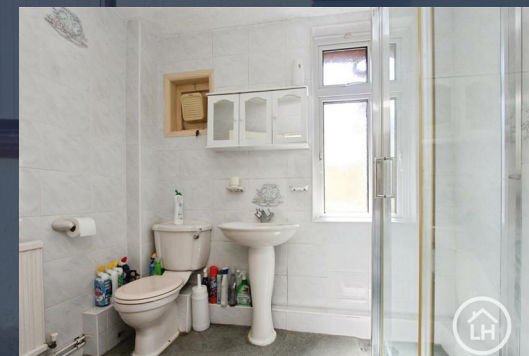
3.53m x 2.54m (11'07 x 8'04)

About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

Let's Keep It Local, Let's Keep It Lambornhill





Total floor area: 81.0 sq.m. (872 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

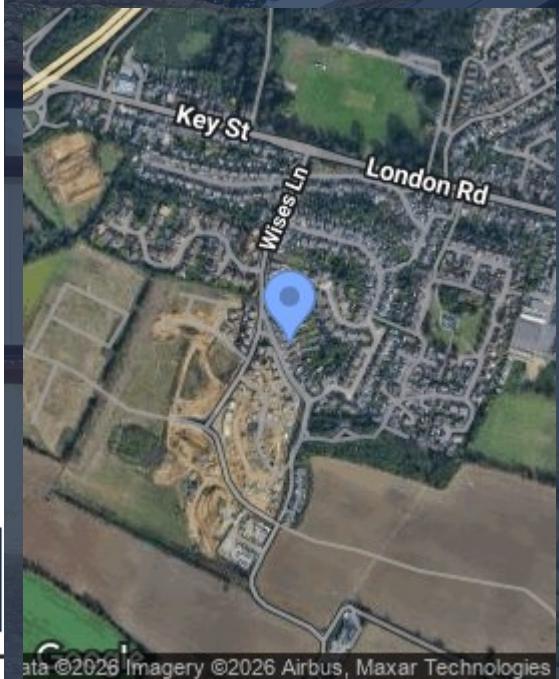


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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